

20210504000221100
05/04/2021 10:40:45 AM
DEEDS 1/5

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Christi Koons
225 Stonebriar Dr
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED NINETY TWO THOUSAND EIGHT HUNDRED SEVENTY AND 00/100 DOLLARS (\$192,870.00)** to the undersigned grantor, **Rausch Coleman Homes Birmingham LLC, an Alabama Limited Liability Company**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Christi Koons** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 102, according to the Survey of Stonebriar, Phase 2, as recorded in Map Book 52, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$183,227.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of April, 2021

Rausch Coleman Homes Birmingham, LLC, as
Successor in Interest to RC Birmingham, LLC by
Plan of Merger filed in the Office of the Secretary of
State of Alabama on March 12, 2021

Katie McWilliams
By: Katie McWilliams
Its: Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

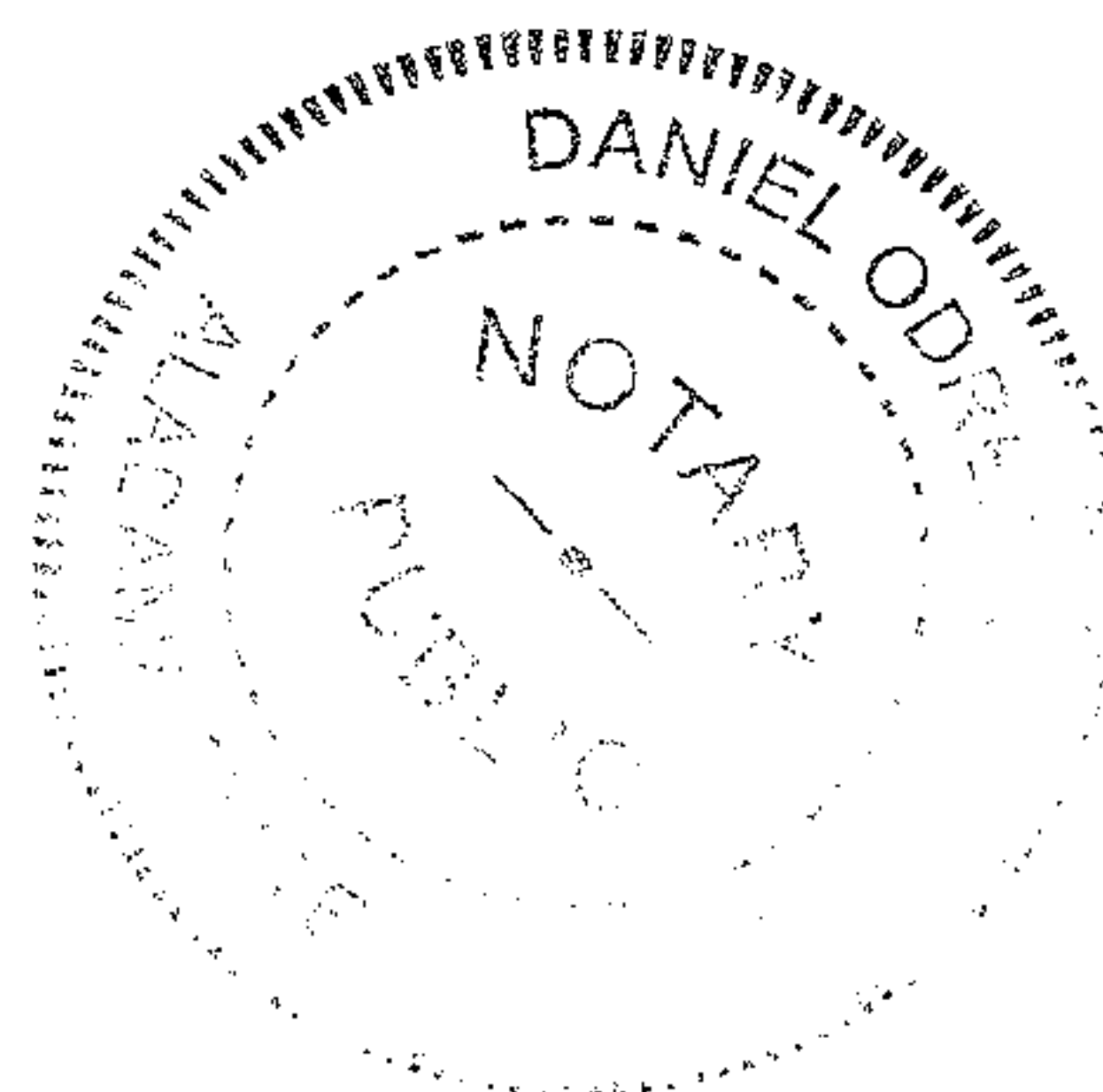
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Katie McWilliams**, whose name as Manager of Rausch Coleman Homes Birmingham, LLC, as Successor in Interest to RC Birmingham, LLC by Plan of Merger filed in the Office of the Secretary of State of Alabama on March 12, 2021, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2021.

Notary Public

My Commission Expires:

4/3/22



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Rausch Coleman Homes Birmingham
 Mailing Address PO BOX 10560
Fayetteville, AR 72703

Grantee's Name Christi Koons
 Mailing Address _____

Property Address 225 Stonebriar Dr
Calera, AL 35040

Date of Sale April 30, 2021
 Total Purchase Price \$192,870.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
 _____ Sales Contract

_____ Appraisal
 _____ Other:

_____ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/30/21 Print Daniel Odreth

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Heights Title, LLC
 3138 Cahaba Heights Road
 Birmingham, AL 35243
 (205) 352-2344

ALTA Combined Settlement Statement

File #:	HTL-21-3470	Property	225 Stonebriar Dr	Settlement Date	04/30/2021
Prepared:	04/30/2021		Calera, AL 35040	Disbursement Date	04/30/2021
Escrow Officer:	Daniel Odrezin		Lot 102 Stonebriar		
		Buyer	Christi Koons		
		Seller	Rausch Coleman Homes		
			Birmingham		
			PO BOX 10560		
		Lender	Fayetteville, AR 72703		
			CrossCountry Mortgage, LLC		
			6850 Miller Road		
			Brecksville, OH 44141		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$192,870.00	Sales Price of Property	\$192,870.00	
		Deposit		\$500.00
		Loan Amount		\$183,227.00
\$4,000.00		Seller Credit		\$4,000.00
		Lender Credit		\$1,000.00
		Prorations/Adjustments		
\$217.01		County Taxes 10/01/2020 to 04/30/2021		\$217.01
		Loan Charges		
		Processing Fee to CrossCountry Mortgage, LLC	\$495.00	
		Underwriting Fee to CrossCountry Mortgage, LLC	\$895.00	
		Appraisal Fee to CrossCountry Mortgage, LLC (\$550.00 POC by Borrower)		
		Counseling Fee to CrossCountry Mortgage, LLC	\$150.00	
		Credit Report Fee to CrossCountry Mortgage, LLC	\$80.00	
		Flood Certification Fee to CrossCountry Mortgage, LLC	\$8.00	
		HOA Doc Fee to CrossCountry Mortgage, LLC	\$350.00	
		Prepaid Interest (\$16.94 per day from 04/30/2021 to 05/01/2021)	\$16.94	
		Impounds		
		Homeowner's insurance \$63.83 per month for 3 mo.	\$191.49	
		Property taxes \$108.37 per month for 9 mo.	\$975.33	
		Aggregate adjustment		\$382.98
		Government Recording and Transfer Charges		
		Recording Fees	\$107.00	
		---Deed: \$28.00		
		---Mortgage: \$79.00		
		---Release of Real Estate Lien: \$		
		Deed Tax (State Deed Taxes) to Shelby County Recording Office	\$10.00	
		Mortgage Tax (State Security Instrument Taxes) to Shelby County Recording Office	\$274.95	
		Commissions		
\$500.00		Listing Agent Commission to ARC Realty		

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 10:40:45 AM
\$44.00 JOANN
20210504000221100

Allen S. Bayl